

FOR SALE

Offers Over £300,000

Birkett Road, West Kirby, Wirral. CH48



Deceptively Spacious Family Home! Situated in a popular and convenient location within easy walking distance of West Kirby centre is this very well presented end of terrace home offering generous living accommodation. With four bedrooms and a bathroom to the first floor the ground floor briefly comprises a large dining hall, spacious lounge to the front, high quality breakfast kitchen leading out to a delightful conservatory plus a shower room completing the ground floor. Externally to the rear there is a private low maintenance courtyard style garden with paving, fish pond and planting beds. With double glazing throughout and gas central heating the property offers fantastic space for the value and we highly recommend an early internal inspection to fully appreciate everything it has to offer!



## Ground Floor

### Dining Hall

13' 8" x 11' 8" (4.17m x 3.56m)

### Lounge

18' 8" x 13' 1" (5.69m x 3.99m)

### Breakfast Kitchen

12' 8" x 12' 8" (3.86m x 3.86m)

### Conservatory

10' 4" x 10' 1" (3.15m x 3.07m)

### Shower Room

7' 2" x 6' 8" (2.18m x 2.03m)

## First Floor

### Landing

### Bedroom

12' 11" x 12' 10" (3.94m x 3.91m)

### Bedroom

13' 10" x 10' 4" (4.22m x 3.15m)

### Bedroom

16' 11" x 7' 11" (5.16m x 2.41m)

## Bedroom

10' 3" x 7' 11" (3.12m x 2.41m)

## Bathroom

7' 10" x 7' 1" (2.39m x 2.16m)



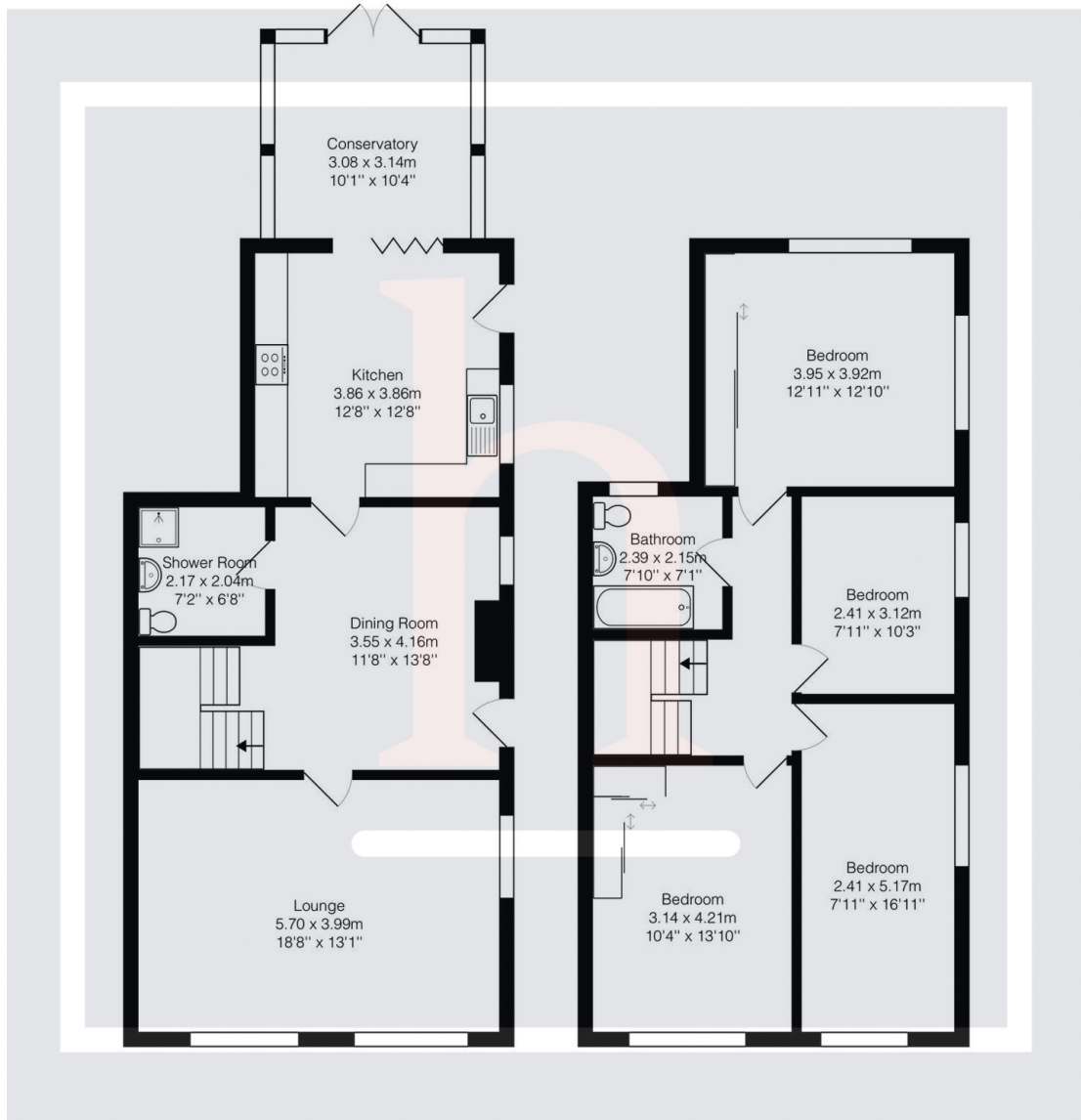






Ground Floor

1st Floor



Total Area: 136.6 m<sup>2</sup> ... 1471 ft<sup>2</sup>

All measurements are approximate and for display purposes only.